

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
OWNER	Mary L. Locke, 1301-55th Street, Sacramento, CA 95819		
PLANS BY	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
FILING DATE	2-16-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 008-292-01 and 22

APPLICATION: Lot Line Adjustment (Subdivision Map Act, Sec. 66499.20-3/4)

LOCATION: 1301-55th Street

PROPOSAL: The applicant is requesting a lot line adjustment to merge two parcels totaling .2± acres for an addition to an existing single family structure.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 East Sacramento Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Duplex; R-1
South: Single Family Residential; R-1
East: Single Family Residential; R-1
West: Single Family Residential; R-1

Property Dimensions: 53' x 137'±
Property Area: 7,261± square feet
Square Footage of Existing
Building: 1,568±
Square Footage of Proposed
Addition: 1,220±
Total Proposed Square Footage: 2,788±
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels in the Single Family (R-1) zone. On the northern 6,576± square foot parcel is located a 1,568± square foot single family residence. The southern 685± square foot parcel is vacant. The applicant proposes to merge the two parcels and construct a 1,220± square foot addition to the existing residence (Exhibit A).
2. The project was reviewed by the City Building and Engineering Divisions. They had no objections to nor comments on the proposed merger.
3. Planning staff has no objections to the proposed lot line adjustment to merge the two parcels; however, the applicant should be aware that setback requirements for the single family (R-1) zone must be adhered to for the proposed building addition. The addition as shown in Exhibit A does not conform to Zoning Ordinance requirements.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment to merge the two parcels by adopting the attached resolution.

Location map



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR
THE NORTH 48.33 FEET OF LOTS 161 AND
162 AND A PORTION OF THE SOUTH 5.00
FEET OF TRACTION AVENUE, AS SHOWN ON
THE OFFICIAL "PLAT OF SMITH TRACT NO. 4"
RECORDED IN THE OFFICE OF THE COUNTY
RECORDER OF SACRAMENTO COUNTY, DECEMBER 26,
1906, IN BOOK 7 OF MAPS, MAP NO. 39
(P84-073)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located 1301-55th Street; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 East Sacramento Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at 1301-55th Street

City of Sacramento, be approved as shown and described
in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT

DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS:

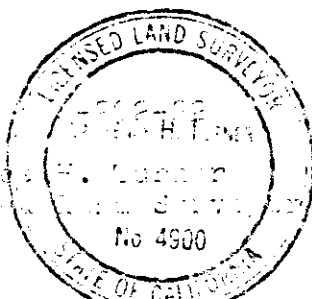
THE NORTH 48.33 FEET OF LOTS 161 AND 162 AND A PORTION OF THE SOUTH 5.00 FEET OF TRACTION AVENUE, AS SHOWN ON THE OFFICIAL "PLAT OF SMITH TRACT NO. 4", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, DECEMBER 26, 1906, IN BOOK 7 OF MAPS, MAP NO. 39, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF SAID LOT 161, THENCE PARALLEL WITH AND 30.00 FEET EASTERLY OF THE CENTERLINE OF 55TH STREET, NORTH $18^{\circ} 00' 00''$ EAST 5.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF "K" STREET, FROM WHICH THE CENTERLINE OF SAID "K" STREET BEARS NORTH $18^{\circ} 00' 00''$ EAST 30.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF "K" STREET, SOUTH $70^{\circ} 37' 35''$ EAST 137.04 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID LOT 162 BEARS SOUTH $18^{\circ} 00' 35''$ WEST 5.00 FEET; THENCE SOUTH $18^{\circ} 00' 35''$ WEST 53.23 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 162 BEARS SOUTH $18^{\circ} 00' 35''$ WEST 81.67 FEET; THENCE NORTH $70^{\circ} 37' 35''$ WEST 137.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF 55TH STREET FROM WHICH THE SOUTHWESTERLY CORNER OF SAID LOT 161 BEARS SOUTH $18^{\circ} 00' 00''$ WEST 81.67 FEET; THENCE NORTH $18^{\circ} 00' 00''$ EAST 48.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.168 ACRES MORE OR LESS.

END OF DESCRIPTION

RECORD: 113-292-01

Prepared by: L. J. ...
L. J. ...



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